



**BOARD OF ZONING APPEALS DIVISION I**

**August 6, 2024**

**Case Number:** 2024-UV1-011  
**Property Address:** 5151 South Franklin Road (approximate address)  
**Location:** Franklin Township, Council District #25  
**Petitioner:** Zahn Real Estate LLC, by Joseph D. Calderon  
**Current Zoning:** I-2

**Request:** Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for warehousing with outdoor storage within zero-feet of a protected district (not permitted within 500 feet of protected districts) and 247% the size of the gross floor area of enclosed buildings (25% maximum allowed) with deficient transitional yard landscaping and 33 parking spaces (59 spaces required), and the construction of several buildings with a minimum of an eight-foot transitional side yard and 20-foot rear transitional yard (50 feet required) and a 30-foot front transitional yard (100 feet required).

**Current Land Use:** Industrial  
**Staff Reviewer:** Michael Weigel, Senior Planner

**PETITION HISTORY**

A request will be made by the petitioner to continue this petition to the September 3, 2024 meeting to allow time for additional discussion with staff and neighborhood groups that will likely result in amendments to the scope and plans. A full staff report will be available in advance of the September hearing date.

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